



Eric McDonough <phd2b05@gmail.com>

Fwd: PRR Kevin Sullivan - DRI

[REDACTED]
To: phd2b05@gmail.com

Tue, Oct 22, 2019 at 2:22 PM

Sent from my iPhone

Begin forwarded message:

From: Eddy Nunez <ENunez@cityofhomestead.com>
Date: October 22, 2019 at 11:59:49 AM EDT
To: "cageykev@aol.com" <cageykev@aol.com>
Cc: Michelle Lopez <MLopez@corradino.com>, David Hennis <DHennis@cityofhomestead.com>
Subject: RE: PRR Kevin Sullivan - DRI

Good Morning Mr. Sullivan,

Pursuant to your inquiry regarding the land surrounding the Keys Gate Golf Course, please see below staff response to each:

- how many units can still be built in the Golf Course area.

Pursuant to the latest amendment of the DRI sector map adopted via ORD NO. 2019-04-03; The golf course area amounts to a total of 150 acres. The golf course is located within sectors 8 and 12 of the DRI. Each of these sectors contains approximately 75 acres of golf course area.

The latest residential unit calculations are as follows:

SECTOR 8

- **ASSIGNED RESIDENTIAL UNITS – 315 Dwelling Units**

- **BUILT RESIDENTIAL UNITS :**

Augusta Greens – 68 Dwelling Units

Fairways @ Keys Gate – 69 Dwelling Units

Dunwoodie @ Keys Gate – 40 Dwelling Units

*Palm Isle Estates – 96 Dwelling Units**GRAND TOTAL BUILT – 273 Dwelling Units*

- *REMAINING RESIDENTIAL UNITS TO BE BUILT IN SECTOR 8 – 42 Dwelling Units*

SECTOR 12

- *ASSIGNED RESIDENTIAL UNITS – 1004 Dwelling Units*
- *BUILT RESIDENTIAL UNITS – NONE*
- *REMAINING RESIDENTIAL UNITS TO BE BUILT IN SECTOR 12 – 1004 Dwelling Units*

- Density , 10-18-or 20 units per Acre.

Pursuant to the City's adopted Comprehensive Plan for the Planned Regional Activity Center (PRAC) future land use which implements the DRI potential residential uses include single-family (average density 4.5 units per acre), townhouse (average density 10 units per acre) and multi-family (average density 20 units per acre) development areas. The average density of all residential parcels in any PRAC project area cannot exceed 10 units per gross acre.

- Can they be all Condo or Townhouse?

SECTOR 8

The developer has the option to develop any of the allowable unit types: Single-Family "SF" / Townhouse "TH" / Multi-Family "MF"

SECTOR 12

The developer has the option to develop any of the allowable unit types: Single-Family "SF" / Townhouse "TH" / Multi-Family "MF"

- Does any # of lots designated for single family type homes.

The developer at time of site plan approval has the option to choose any combination of the following unit types Single-Family "SF" / Townhouse "TH" / Multi-Family "MF". The developer is not limited in any way to build any one type.

City Staff hopes that we have been able to provide responses to each inquiry. Please advise if you need additional assistance.

Thank you!

Best Regards,

Eddy Nuñez

Zoning Associate

City of Homestead

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From: Michelle Lopez [mailto:mlopez@CORRADINO.com]

Sent: Monday, October 21, 2019 1:37 PM

To: Eddy Nunez <ENunez@cityofhomestead.com>

Cc: David Hennis <DHennis@cityofhomestead.com>

Subject: PRR Kevin Sullivan - DRI

Hi Eddy,

Welcome back! Can you pls look into the following request?

- how many units can still be built in the Golf Course area.
- Density , 10-18-or 20 units per Acre.
- Can they be all Condo or Townhouse?
- Does any # of lots designated for single family type homes.

Thanks for your help

Kevin

Best,

Michelle M. Lopez

Technical Vice President

Planning Division Manager

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